

Docket Item #14

Planning Commission Meeting
December 3, 2013

Consideration of approval of the Planning Commission minutes of the public hearing meeting of November 7, 2013.

*** * * M I N U T E S * * ***

ALEXANDRIA PLANNING COMMISSION

November 7, 2013

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Maria Wasowski
Nathan Macek
Mary Lyman
Derek Hyra
Eric Wagner

Members Absent:

None

Staff Present:

Faroll Hamer	Department of Planning & Zoning
Karl Moritz	Department of Planning & Zoning
Alex Dambauch	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Colleen Willger	Department of Planning & Zoning
Patricia Escher	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Joanna Anderson	City Attorney

1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 P.M.

Commissioners Present: Macek, Lyman, Wagner, Komoroske, Dunn, Wasowski, Hyra.

NEW BUSINESS:

2. Special Use Permit #2013-0063

615 E S. Pickett Street (Parcel Address: 504 S. Van Dorn Street) - Auto Repair Shop

Public Hearing and Consideration of a request to operate a light automobile repair business; zoned CG/ Commercial General. Applicant: Anas Al Hadidi

Planner Nathan Randall gave a presentation.

Speakers:

No speakers were present for this docket item.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Vice Chair Dunn, the Planning Commission recommended approval of the request with amendments to Conditions #9, #11 and #20 as contained in staff's November 6th memorandum to Planning Commission, an additional amendment to Condition #11, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

9. CONDITION AMENDED BY PLANNING COMMISSION: The applicant shall prohibit amusement center customers of this business from using the existing one-way rear access road in an easterly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install "Do Not Enter" or similar signage at the property to the satisfaction of the Director of Planning & Zoning. (P&Z) (PC)

11. CONDITION AMENDED BY PLANNING COMMISSION: The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval

(November 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)

20. CONDITION ADDED BY PLANNING COMMISSION: No vehicles shall be parked in a location whereby their damage is readily visible from passing traffic on South Pickett Street. (PC)

3. Special Use Permit #2013-0066
5723 Edsall Road (Parcel Address: 5725 Edsall Road) - Leah Bakery
Public Hearing and Consideration of a request to operate a bakery; zoned CG/Commercial General. Applicant: Mulugeta Alemayehu Wereta

Planner Nathan Randall gave a presentation.

Speakers:

No speakers were present for this docket item.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wagner, seconded by Vice Chair Dunn, the Planning Commission recommended approval of the request with amendments to Condition #8 as contained in staff's November 6th memorandum to Planning Commission, an additional amendment to Condition #8, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

8. CONDITION AMENDED BY PLANNING COMMISSION: The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (November 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)

4. Special Use Permit #2013 0069
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) El Cuscatleco
Restaurant
Public hearing and consideration of a request for an amendment to an existing special use permit (SUP #2012 0028) to allow live entertainment; zoned CDD #12/Coordinated Development District. Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney

Without objection, the Planning Commission deferred SUP #2013-0069.

- 5A-C. Master Plan Amendment #2013-0003

Rezoning #2013-0004

Development Special Use Permit #2012-0031

800 & 820 Slater's Lane - Slater's Lane Residences

Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7 700; zoned RC/High Density Apartment. Applicant: CIAM Slaters, LLC represented by Duncan W. Blair, attorney

Principal Planner Patricia Escher and Planner Colleen Willger gave a presentation.

Speakers:

Duncan Blair, representing the applicant.

Linda Dwyer, 915 Bernard Street, President of the Old Town Crescent Townhouse Association and adjacent property owner, expressed concern for the closure of the curb cuts on Slaters Lane and alley access. Ms. Dwyer stated that although the Association does not oppose the residential building, they agree with the Northeast Citizens' Association that the scope of the proposal increased compared to the 2005 approval.

Richard Cooper, 1219 Powhatan Street, representing the Northeast Citizens' Association, spoke in opposition to the proposal. Mr. Cooper expressed the Association's concern with the height of the proposed building and the proposal's compatibility with the neighborhood.

Marianne Anderson, 1224 Michigan Court, voiced concern with the height of the building, the pergola design, and the staff emphasis regarding the affordable housing.

Poul Hertel, 1217 Michigan Court, spoke in opposition to the proposal due to the building design. Mr. Hertel voiced concern about the building views from Michigan Avenue. He also discussed his preference for rental affordable housing instead of for-sale affordable units. Mr. Hertel expressed disappointment that the previous design in the 2005 approval was no longer feasible.

Philip Mattis, 219 North Pitt Street, a previous owner at the Old Town Crescent Condominiums, questioned the height of the building and the affordable housing policy.

Katy Cannady, 20 East Oak Street, a member of the Federation of Civic Associations, stated that at the October 30 Federation meeting concerns were expressed, including a person who commented that the proposed building looked similar to The Henry. She also stated another person questioned the alley access.

PLANNING COMMISSION ACTION:

Master Plan Amendment #2013-00003

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **adopt** the Master Plan Amendment #2013-00003 resolution to amend the Northeast Small Area Plan to amend the proffers and to amend the building height map in the Master Plan for this property only, consistent with the proffered plans. The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Rezoning #2013-00004

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **recommend approval** of Rezoning #2013-00004 request to amend the proffers for adherence to the submitted plan. The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Development Special Use Permit #2012-00031

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **recommend approval** of Development Special Use Permit with Site Plan #2012-00031 subject to compliance with all applicable codes, ordinances and staff recommendations to add a new condition . The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Reason: The Planning Commission found that the proposal was consistent with the goals and intent of the Master Plan as well as the Affordable Housing. The Commission discussed the community opposition to the proposal and acknowledged the opposition was expressed late in the process. Commissioners Macek, Hyra, Wasowski, and Vice Chairman Dunn supported the proposal due to the variety in the roof form/building design that will add interest to the neighborhood and that fact that this thirty-three (33) unit development was providing two, on-site affordable housing units, which they stated procuring affordable units in the City is continuing to be a challenge. However, Commissioners Lyman and Wagner, as well as Chairman Komoroske voted against the proposal. Commissioner Lyman stated her belief that the building is too tall, does not fit in the context of the neighborhood, and the addition of two affordable housing units is not worth the density added. Commissioner Wagner expressed concern about the building design being similar to other designs in the region.

The applicant also requested a condition be added as a condition of approval:

CONDITION ADDED BY PLANNING COMMISSION: Prior to the release of the Final Site Plan (or First Certificate of Occupancy) the Applicant, and the Old Town Crescent Condominium and the Old Town Crescent Townhouse Association shall enter into a Shared Driveway Maintenance Agreement including those items specifically outlined in the letter to the Old Town Crescent Townhouse Association dated October 14, 2013 from Stephen A. Bannister, Managing Partner for CIAM-Slaters, LLC.

6. Text Amendment #2013-0011
Townhome Requirements
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 1 400(B)(3)(d) of the Zoning Ordinance to allow small, rear loaded garage townhouse development to include a drive aisle as part of the lot. Staff: Department of Planning and Zoning.

PLANNING COMMISSION ACTION: Without objection, the Planning Commission deferred TA #2013-0011.

7. Text Amendment #2013-0012
Townhome Requirements
A) Initiation of a text amendment; B) Public hearing and consideration of a text amendment to Section 7 1600 of the Zoning Ordinance to allow more than eight townhouses in a row with a special use permit in all zones that allow townhouses and to remove the restriction on the length of the townhouse structure. Staff: Department of Planning and Zoning

PLANNING COMMISSION ACTION: Without objection, the Planning Commission deferred TA #2013-0012.

ORAL REPORTS BY MEMBERS OF THE PLANNING COMMISSION:

Commissioner Wasowski gave an update on the activities of the Transportation Commission.

Commissioner Lyman gave an update on the activities of the Housing Master Plan Advisory Committee.

Vice Chair Dunn gave an update on the activities of the Waterfront Commission.

Commissioner Wagner gave an update on the activities of the Potomac Yard Metrorail Implementation Work Group.

OTHER BUSINESS:

No other business was discussed.

MINUTES:

8. Consideration of approval of the Planning Commission minutes of the regular public hearing of October 1, 2013.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Dunn, seconded by Commissioner Wasowski, the Planning Commission approved the minutes of the October 1, 2013 meeting.

9. Adjournment

The Planning Commission meeting was adjourned at 9:05 p.m.